



# Happy Holidays

December 2017 53rd Edition

## Development Services Newsletter

### Major Commercial Projects for 2017

Foley Equipment  
2225 N. Ohio  
New Building/Facility

KU School of Medicine  
138 N. Santa Fe  
Major Remodel/Renovation

Salina Regional Health Center  
400 S. Santa Fe  
Major Remodel/Renovation

Salina Stadium  
650 E. Crawford  
Phase 3 Remodel

YMCA  
500 YMCA Blvd.  
Remodel

Shops at Meadow Pointe  
Phase II  
1621 S. Ohio  
New Building / Retail

Menards  
805 Virginia Ct.  
Addition

Net 3 Retail  
2375 S. 9th  
New Building / 3 Tenant Spaces

Tri-Rivers Apartments  
1232 E. Kirwin  
New 19 unit Apartment Bldg.

Qdoba  
2300A Planet Ave.  
New Building / Restaurant

Retail Building  
2950 S. 9th  
New Building / 2 Tenant Spaces

Aldi's  
2403 S. 9th Street  
New Building/Grocery Store

### 2017 Development

Permits issued for the development of property in 2017 (*as of 11/30/17*) included 37 new homes, 4 duplexes, and 1 new multi-family 19 unit building for a total of 64 new residential dwelling units. Commercial permits included 22 new buildings, 20 additions, and 139 other permits including tenant finishes, remodels, and renovations to existing structures. Total valuation of all permits is \$57,344,209.



Foley Equipment, 2225 N.

Qdoba  
2300A Planet Ave.



Net 3 Retail Bldg.  
2375 S. 9th

Retail Bldg.  
2950 S. 9th



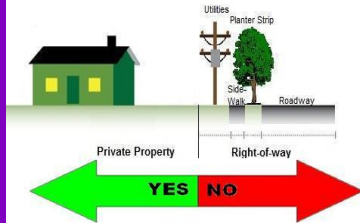
Shops at Meadow Pointe, Phase II  
1621 S. Ohio



## NEWS, NOTES & REMINDERS



### TEMPORARY SIGNS in the Public Right-of-Way



The City of Salina Zoning Ordinance, Chapter 42, Article X-Signs, contains requirements and regulations governing the permitting and installation of permanent and temporary signage.

A private sign, including a temporary sign, is not allowed to be placed on public property, which includes area commonly known as the street right-of-way. The area between the back of the curb and the sidewalk is often targeted by individuals for placement of temporary signs advertising events such as garage sales and charitable activities. Placement of signage in the rights-of-way is a violation of the Salina ordinances.

#### Section 42-503 (I)

**No sign shall be permitted to locate on public property in any district.** In the C-4 district, signs may extend over public property no farther than six and one-half (6 1/2) feet or to within two (2) feet of the back of the curb, whichever distance is smaller. Any sign so extending must be a minimum of ten (10) feet above grade.

In addition, Section 42-503 (g) states:

**No sign shall be attached to a tree or utility pole whether on public or private property.**



*Examples of illegally located signage*

The Community and Development Services department has established a plan for 2018 that includes an educational campaign about the proper placement of temporary signs in the city of Salina and increased enforcement activity including removal of signage from the rights-of-way.



### The Importance of a Detailed Site Plan

All permit applications for new construction require, as part of a complete submittal, a detailed and complete survey/site plan in order for staff to complete their review. A summary of details on a complete survey/site plan include, but are not limited to, the following:

1. Name of project, address, legal description, zoning district, date.
2. Drawn to scale (show scale).
3. Existing lot lines and lot dimensions; correct location and dimensions of all existing structures.
4. Show exact location of the proposed structures on the lot.
5. Provide dimensions of proposed buildings, additions, structures and distances from the property lines.
6. Show all easements, existing and proposed driveways, sidewalks, ramps, curbs, mailboxes and fences
7. Show dimensions of height and floor area and all exterior entrances.
8. Indicate if project is in a flood plain or not, and if the structure is within 1000' of the flood control levee.
9. Location of gas, electric & water meters, private sanitary sewer and water service lines with tap location to public mains.
10. Location and method of sump pump discharge.
11. Provide location of downspouts.



**Building Services Division****Planning Division**

300 W. Ash, Room 205

P.O. Box 736

Salina, KS 67402-0736

Phone: Building Services

(785) 309-5715

email: [building.services@salina.org](mailto:building.services@salina.org)

Phone: Planning 785-309-5720

FAX: (785) 309-5713

Visit the City Website  
at [www.salina-ks.gov](http://www.salina-ks.gov)



**UPCOMING BUILDING  
ADVISORY BOARD  
MEETING DATES**

**January 9, 2018****February 13, 2018****March 13, 2018**

Building Advisory Board Meetings are at **3:00 p.m.** (time change effective **January 2018**) in Rm. 107 of the City County Building, 300 W. Ash and are regularly scheduled on the second Tuesday of each month, except holidays. If there are no agenda items to be heard or if there is no quorum then the meeting is cancelled.

These meetings are approved for continuing education credit hours for City of Salina licensed contractors.

**Board Members / Board Position:**

David Miller, Chairman (position: Design Professional/Engineer)

Mike Flory (position: Licensed Realtor)

Kevin Cool (position: A or B contractor)

Mark Frazier, Vice-Chairman (position: Plumbing contractor)

William McBride (position: Electrical master or journeyman)

Ryan White (position: Electrical contractor)

Scott Krous (position: Master mechanical tradesman)

Mike McCall (position: Design Professional/Engineer)

Rick Walters (Master or Journeyman plumbing tradesman)

Gregory Nichols (B or C Contractor)

**Open Position** (Mechanical / HVAC contractor)

**If you would like to present an item to the Building Advisory Board, please contact:**

- Debbie Peterson at [debbie.peterson@salina.org](mailto:debbie.peterson@salina.org)

- Sean Pilcher at [sean.pilcher@salina.org](mailto:sean.pilcher@salina.org)

**Effective January, 2018, the Building Advisory Board Meeting time will change from 4:00 p.m. to 3:00 p.m.**

**Serving on the Building Advisory Board**

If you are interested in serving on the board, please submit an Expression of Interest (EOI) form at any time. (submit EOIs on the City of Salina website) You must meet specific requirements for the vacant position such as type of contractor, licensed realtor or design professional, as outlined above. Board members can serve two consecutive four year terms (does not include a partial term served due to filling a vacated position) and then must vacate their position for at least one term and then can submit an EOI to serve again.

**Code Amendments**

If you wish to propose a local code amendment to any of the adopted model codes, you may do so by submitting an application with supporting argument and documentation for the code amendment request. A non-refundable application fee applies. Contact Building Services for further details.

**Appealing a Code Interpretation by the Building Official**

If you disagree with an interpretation of any of the adopted codes and Chapter 8 ordinances (local amendments), after visiting with the inspector and the building official, you can appeal to the Building Advisory Board. A non-refundable application fee applies. Contact Building Services for further details.

**Continuing Education for BAB Attendance**

City of Salina qualified individuals for licensed building contractors and masters and journey-men skilled trades contractors can attend BAB meetings and obtain continuing education credit.

**Know What's Going On With BAB**

If you would like to keep up with the activities of the BAB, we encourage you to subscribe to the BAB meeting notices. (City of Salina website, click "Mailing Lists" and sign up). Agendas are emailed about one week prior to the scheduled meetings.

***We encourage and welcome your interest.***